



New South Wales

City of Shoalhaven Local Environmental Plan 1985 (Amendment No 178)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Urban Affairs and Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.
(W91/00977/S69)

ANDREW REFSHAUGE, M.P.,
Minister for Urban Affairs and Planning

Sydney, 8 February 2001.

2001 No 95

Clause 1 City of Shoalhaven Local Environmental Plan 1985 (Amendment No 178)

City of Shoalhaven Local Environmental Plan 1985 (Amendment No 178)

1 Name of plan

This plan is *City of Shoalhaven Local Environmental Plan 1985 (Amendment No 178)*.

2 Aims of plan

This plan aims:

- (a) to rezone certain land at Nowra to the Business “B” (Transitional) Zone under the *City of Shoalhaven Local Environmental Plan 1985*, and
- (b) to allow for that land to be used for the sale of bulky goods and electrical appliances, and
- (c) to promote the efficiency and safety of the Princes Highway.

3 Land to which plan applies

This plan applies to land situated in the City of Shoalhaven, being land at Nowra as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No 178)” deposited in the office of the Council of the City of Shoalhaven.

4 Amendment of City of Shoalhaven Local Environmental Plan 1985

The *City of Shoalhaven Local Environmental Plan 1985* is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 6 Definition

Insert at the end of the definition of *the map* in clause 6 (1):

City of Shoalhaven Local Environmental Plan 1985
(Amendment No 178)

[2] Clause 39E

Insert after clause 39D:

39E Development of certain land at Princes Highway, Nowra

- (1) This clause applies to land shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No 178)”.
- (2) The Council must not consent to the development of the land to which this clause for the purposes of a shop, unless the shop sells bulky goods or electrical goods in conjunction with bulky goods.
- (3) The Council must not consent to the development of the land to which this clause applies unless it is satisfied that the nature and scale of the proposed development is satisfactory in terms of likely traffic generation and that no adverse impacts on public safety or on the efficiency of the Princes Highway will result from it.
- (4) The Council must not consent to development of the land to which this clause applies that provides for direct access onto the Princes Highway.

[3] Schedule 9

Insert at the end of the Schedule:

Lots 1 and 2 D.P. 603770; Pt Lot 8 D.P. 433981; Pt Lots A and B D.P. 386477; Lot 6 D.P. 658752; Lots 1 and 2 D.P. 130806; Lot 1 D.P. 997520 Princes Highway, Nowra, as shown edged heavy black on the map marked

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City of Shoalhaven Local Environmental Plan 1985 (Amendment No 178)

Schedule 1

Amendments

“City of Shoalhaven Local Environmental Plan 1985 (Amendment No 178)”—sale of electrical appliances in conjunction with bulky goods, provided the Council is satisfied that appropriate traffic management facilities are provided.

BY AUTHORITY
